Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes August 27, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, August 27, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Donnelly-Cohen, Halverson, Porter, Smitten, Wang, Young; and

Present:

Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson,

Spaulding, and Wickiser.

Commissioners

Mmes. *Merrigan, *Thao, *Wencl, and Mr. *Schertler

Absent:

*Excused

Also Present:

Donna Drummond, Planning Director, Patricia James, Diane Nordquist, Janelle Tummel and Sonja Butler, Department of Planning and Economic Development

staff.

I. Approval of minutes for August 13, 2010.

<u>MOTION</u>: Commissioner Commers moved approval of the minutes of August 13, 2010. Commissioner Alton seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Donnelly-Cohen announced that today is Kristina Smitten's last day on the Planning Commission and First Vice Chair Commissioner Commers read a resolution honoring Commissioner Smitten for her service on the Planning Commission.

MOTION: Commissioner Alton moved approval of the resolution honoring Commissioner Smitten. Commissioner Commers seconded the motion. The motion carried unanimously on a voice vote.

III. Planning Director's Announcements

Donna Drummond reported that on August 18th the City Council approved the application to rezone property at 2180-2186 Marshall Avenue from B2 Community Business to TN2 Traditional Neighborhood.

Also, the Upper Midwest Planning Conference is joining together with the Minnesota American Planning Association Conference on September 22-24, 2010 in Mankato. Ms. Drummond will be at the conference on Thursday, September 23rd speaking as part of a panel on women in the planning profession.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Three items will come before the staff Site Plan Review Committee on August 31, 2010. They are: Trinity Church at 540 Hamline Avenue North for a proposed new parking lot; The Wedding Shoppe at 1205 Grand Avenue for a new office and parking lot; and Como Regional Park Pool at 1165 Lexington Pkwy North for pool replacement/improvements.

NEW BUSINESS

#10-614-375 Lilydale Regional Park – Conditional Use Permit to allow removal of contaminated and structurally deficient soil and replacement fill in the Floodway. 0 Annapolis Street West (Lilydale Park), North of Ramsey and Dakota County border, west of Chicago, Saint Paul, Minneapolis, and Omaha RR. (Josh Williams, 651/266-6659)

Commissioner Smitten said that she did not see a work plan regarding the timeline of when this work will be conducted, specifically related to the digging of the material that is contaminated and will be hauled off and how long the pits will be exposed. She is hoping this will not be done in the spring.

Alice Messer, Public Works staff said that construction will start this fall with the removal of the Marina dump site and then move to the asbestos site. The contract will be done by early December.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

V. Comprehensive Planning Committee

Amendment to the Redevelopment Plan for the Saint Paul Neighborhood Project Area – This is the fifth amendment to the Redevelopment Plan for the Saint Paul Neighborhood Project Area; the amendment is to the map for the Saint Paul Neighborhood Project Area. (Amy Filice, 651/266-6568)

Commissioner Commers said a revised staff report with more information on the project had been distributed. A map was included in the materials showing the amendment to the Saint Paul Neighborhood Project Area map. The project area follows the Central Corridor and this amendment will add two or three blocks to that area to include the Lofts at Farmers Market project site and make that project eligible for use of TIF proceeds that are collected from elsewhere in that district.

Donna Drummond, Planning Director, added that the action of the Planning Commission is taking is to determine if the expansion of the redevelopment area is consistent with the Comprehensive Plan and making that recommendation to the City Council and the HRA (Housing Redevelopment Authority).

<u>MOTION</u>: Commissioner Commers moved on behalf of the Comprehensive Planning Committee to recommend approval of the resolution and forward on to the City Council and HRA for their consideration. The motion carried unanimously on a voice vote.

Commissioner Commers announced the items on the agenda for the next two Comprehensive Planning Committee meetings on September 7, 2010 and September 21, 2010.

VI. <u>Rebuild Saint Paul</u> – An informational presentation about a new City initiative highlighting 15 building projects in Saint Paul, by Janelle Tummel, PED staff (651/266-6549).

Janelle Tummel, PED's Marketing and Public Relations Manager, gave a power point overview about Rebuild Saint Paul, which is a \$15 million development investment by the City that will leverage more than \$100 million in private investment and create more than 3,000 new jobs in Saint Paul. With Rebuild Saint Paul, the City is aggressively using a variety of local, state and federal financing tools to get projects off the drawing board and into the ground. The program will also serve as a way for the City to communicate with stakeholders and share information related to development and new construction projects. The public will soon begin to see Rebuild Saint Paul signage as projects get underway and a website has been established (www.stpaul.gov/rebuildstpaul).

Mayor Coleman launched Rebuild Saint Paul on Wednesday, August 18, 2010 with 15 initial projects. The projects were chosen because they use some sort of public investment, create jobs, and are near the Central Corridor Light Rail Transit or enhance planned, large infrastructure projects. Ms. Tummel provided an informational hand out containing a list of all the projects with their funding sources. Financing tools for the projects range from Traditional TIF to Build America Bonds to the Minnesota Jobs Bill that was passed this year.

Ms. Tummel talked briefly about each of the projects:

- The Lofts at Farmers Market is a new construction project and will consist of market rate housing and retail space. It will create about 40 construction jobs and 10 permanent jobs.
- The Penfield project includes a Lund's grocery store and six stories of market rate apartments.
- J & J Distributing Urban Farms will receive money to do an expansion of their facility that will create about 150 new jobs, and they will also add a green house on site to grow produce.
- Frogtown Square is a project in the works; it is commercial space and affordable senior housing units.
- Cossetta's will be expanding with a new addition to their current building with a bakery and meat market.
- Suite Living Care Clinic is a health clinic to be located next to the Suite Living Assisted Living facility.
- Westside Flats Apartments is a new construction project of mixed income housing and commercial.
- Hamm's Brewery is a proposed re-development, and there is a lot of work that needs to be done before it moves forward.
- Schmidt Brewery is a mixed-use urban village project that will include housing and commercial space, but there are still some details that need to be ironed out.

- Central Corridor Light Rail Transit is a big project and the public money from the City will fund streetscape betterments.
- Lafayette Bridge is a project that will use City money to create pedestrian, bicycle lanes and other enhancements.
- Cayuga Bridge is in the planning stage of being reconstructed and the City contribution will add pedestrian and bicycle enhancements.
- Como Aquatic Center will create a new swimming pool, tennis courts and parking making it a great recreational area.
- Payne Maryland Town Square will create a 36,000 square foot recreation center, library, multi-use facility with a park and parking.

Going forward the goal is that any project using \$300,000 or more of public funding will be branded under Rebuild Saint Paul. Everything is on the web site at www.stpaul.gov/rebuildstpaul. As new projects are added the web page will be updated.

Commissioner Fernandez asked for more information about the J & J Distributing project and Frogtown Square, which is being built now.

Ms. Tummel said that J & J Distributing is a local distribution company on Rice Street based here in Saint Paul. They distribute produce to grocery stores like Lund's, Cub and other local grocery stores in the area. Frogtown Square is a senior housing and retail commercial space on the bottom level, which is currently under construction.

Commissioner Wang said regarding the Lofts and Penfield projects, how is the balance between affordable and market rate housing decided?

Ms. Tummel said that of the 15 projects, 41% of the total housing units will be affordable. The Lofts and Penfield stand out because they are market rate. There are a variety of goals in place including goals stated in the Comprehensive Plan that says the City should meet certain levels of affordable housing and the City is exceeding those goals in total with these projects. Westside Flats, Schmidt, and Frogtown Square will all contain affordable housing.

Commissioner Nelson said that when a city comes in to invest money it is to bridge a gap, but for some of these projects like Suite Living Clinic nearly 25% of the total investment in the project is City money, which seems to be a lot more than just bridging a gap. He is curious on criteria with regards to projects like that where the City is virtually paying the down payment on the project.

Ms. Tummel said that while public assistance in private development to this extent may not be something the City traditionally has been involved in, we are facing a unique economic situation so the City is being creative in finding ways that they can get projects moving, create jobs and spur investment. Suite Living Care Clinic uses the Jobs Bill TIF which allows the City to pool TIF districts and to use that money to get these off the ground. Suite Living was chosen because it met the criteria of the Jobs Bill legislation, meaning it had to create jobs and it had to be able to start construction before July 2011 and the spending had to be complete by the end of 2011. Suite Living Care Clinic met the requirements and the project would not happen but for this assistance.

Commissioner Porter said that there has been some issues on the Frogtown Square Project relating to job creation for people of color, there were goals but the goals have not been met and

moving forward on these other projects are there some things in place to assure that those kinds of problems do not happen?

Ms. Tummel said she is not familiar with the Frogtown Square issue specifically, but they do have Section 3 and Targeted Vendor Outreach programs in place for some of the projects. Where Section 3 or Targeted Vendor Outreach is not specifically required by a project, the City is committed to meeting or exceeding their equal opportunity goals, ensuring small businesses, minority owned and women owned businesses have the opportunity to be involved in these projects.

(Subsequent to the meeting, Janelle Tummel provided the following additional information:

Frogtown Square Subcontractor Contracting		Small Business Enterprise	Women- owned Business Enterprise	Minority- owned Business Enterprise	Section 3
	PROJECT GOALS	5%	5%	5%	10%
	ACTUAL	22.0%	9.8%	15.6%	22%

- The City's Vendor Outreach Program will monitor over \$355 million in contracting opportunities for small businesses, including minority-owned and women-owned businesses generated by Rebuild Saint Paul projects.
- Through the City's Affirmative Action requirements, female workers and/or workers of color will earn over \$19 million in wages and fringe benefits.
- The City will monitor wage compliance requirements, ensuring that employees' rights to earn over \$101 million in prevailing wages are protected.)

VII. Neighborhood Planning Committee

None.

VIII. Communications Committee

None.

IX. Task Force Reports

Commissioner Spaulding reported that the Transportation Committee met on Monday, August 16, 2010 for the first time and they had a very good meeting talking about the general policy framework that guides transportation in the city. Staff from PED and Public Works led them through several upcoming projects that will be included in the scope of work for the committee. There is a lot of talent and interest around the table that will really help further their work in the coming years in a unique way to move forward on transportation issues

Commissioner Spaulding announced that the day after the Transportation Committee meeting on August 17, 2010 his wife gave birth to a baby boy named Tate and they both are doing great.

Commissioner Smitten said regarding the Smith Avenue Task Force, she would like to thank Commissioner Wencl for stepping up and taking over as co-chair of the task force. The next meeting will be on Tuesday, August 31, 2010 and the focus will be housing and parks. This will wrap up the required elements of the small area plan. Following that meeting there will be a discussion on branding for the corridor.

XI. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:15 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,

Donna Drummond Planning Director Approved

(Date

Marilyn Porter

Secretary of the Planning Commission

PED\butler\planning commission\minutes\August 27, 2010